

The Conrad Group, Inc.
Commercial Real Estate Services

FOR SALE

42 Winter Street
Units 31 & 32
Pembroke, MA



PROPERTY INFORMATION:

SF Available:	5,000± SF
Loading:	2 Drive-in Doors (12' high)
Heat:	Gas
Ceiling Height:	± 22' clear
HVAC:	Fully Air-conditioned
Column Spacing:	Clear span - no columns
Parking:	Ample
Water/Sewer:	Municipal/Septic
Condo Fee:	\$409.53 per month
RE Tax:	\$8,350.84 (1.67±/SF (FY 26)

EXCLUSIVELY OFFERED BY

The Conrad Group, Inc.
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For additional information:

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Disclaimer: All information is from sources deemed reliable, however no representation is made as to its accuracy and same is subject to prior sale, rental or removal from the market without notice.

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